

An Overview of the LAKE County 2010 pay 2010 Annual Adjustment September 18, 2010

It should be noted that the annual adjustment requirements were performed by different entities, depending on the township involved. In Calumet, Ross and St. John townships, each individual township office reviewed the sales files, performed market adjustments and all other activities in regards to the annual adjustment process, except for the county-wide updating of commercial & industrial improvement cost tables. Likewise, each township prepared their own ratio study and the data contained therein. Specific questions about methodologies, data, sales, etc should be addressed to the county and specific township.

In the remaining eight townships of Cedar Creek, Center, Eagle Creek, Hanover, Hobart, North, West Creek and Winfield, the county contracted with Nexus Group, Inc. to perform all aspects of the annual adjustment process. The same contractor has been used in these townships since 2006 pay 2007 for such services in those townships.

The following activities occurred in the various townships in regards to the annual adjustment process in Lake County for 2010 pay 2011:

Residential Trending

Similar procedures as in prior years were implemented with only minor neighborhood-specific adjustments. In North Township, a significant percentage of market adjustment factors were decreased from those previously employed based on the use of 2009-2010 sales rather than 2007-2008 sales from the previous trending cycle. There were no new neighborhood delineations created for this year. Additionally, no reassessment changes were put into effect for 2010 pay 2011, but these will be initiated in 2011 pay 2012.

Updated Commercial & Industrial Improvement Values

Nexus Group 2010 cost tables were implemented in Lake County for 2010 trending. These costs are essentially Nexus Group's 2008 costs with 4 exceptions which include: dining lounges, mobile home parks, banks, and special use commercial properties. These 4 property types experienced a positive change in value. Additionally, the depreciation year was updated to 3/1/2010.

Sales Data

It should also be noted that for each stratum in the ratio study, all townships used sales from 1/1/2009 to 2/28/2010. The exceptions being Calumet and Ross townships which utilized sales from 1/1/2008 to 2/28/2010. Also, all of the valid vacant industrial sales from 2008 through 2010 were used in the ratio study in order to achieve a representative sample size.